

TO LET

GRADE II LISTED OFFICE PREMISES

1,100 SQ FT // 102.18 SQ M

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



HAMPSHIRE COMMERCIAL

goadsby

71 THE HUNDRED
ROMSEY, HAMPSHIRE SO51 8BZ

SUMMARY >

- PRIME TOWN CENTRE LOCATION
- AFFLUENT MARKET TOWN
- 5 PARKING SPACES

RENT: £16,000 PER ANNUM, EXCLUSIVE



5 Allocated
Parking Spaces



TBC
EPC Rating



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Location

The property is located in the centre of Romsey and fronts onto The Hundred which is Romsey's main shopping and business centre. The property is in the centre of Romsey and this part of The Hundred is prime retailing area of the town. Occupiers represented in the town include **WAITROSE, COSTA, WATERSTONES, FAT FACE, CAFFÉ NERO** and **THE SMITH BRADBEER DEPARTMENT STORE**.

Romsey in an attractive market town, approximately 8 miles from Southampton, 11 miles from Winchester and 16 miles from Salisbury. There is good access to the main road networks with connections to the M27 and M3. The property is within a short walking distance of the main line railway station with links to Southampton and further national destinations.

Description

The property comprises a period building, consisting of the main building fronting The Hundred, which is constructed on ground, first and second floors. To the rear this property has been extended with a two storey extension which runs to the back car park with space for 5 cars. The property comprises cellular office space with toilets and kitchen facilities.

Accommodation

	sq m	sq ft
Office Area	102.18	1,100

Lease

The property is available to let on an new FRI lease for a term to be agreed. A new lease is available for the whole property with the option to sub-let in part.

Rent

£16,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£19,000 (from 01/04/23)

Rates payable at 49.9p in the £ (year commencing 1st April 2024)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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